

ZB# 78-9

Adams/ Bertoli

65-2-29

78-9- Adams/Bertoli -

Public Hearing
March 27, 1978
8:00 p.m.

(Dan Bloom Esq.)

GENERAL RECEIPT

3599

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF

Adams & Bertoli

Mar. 28

1978

\$ *50.00*

DOLLARS

FOR

Warwick App. Adams & Bertoli #78-9

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>50.00</i>		
<i>ck.</i>		

BY

Charlotte Marcantonio

Deputy

TITLE

Legal Notice
**PUBLIC NOTICE OF
 HEARING BEFORE
 ZONING BOARD
 OF APPEALS
 TOWN OF
 NEW WINDSOR**
PLEASE TAKE NOTICE that the
 Zoning Board of Appeals of the
 TOWN OF NEW WINDSOR, New
 York will hold a Public Hearing pur-
 suant to Section 48-33A of the Zoning
 Ordinance on the following
 proposition:
 Appeal No. 9
 Request of Harold Adams and
 John Bertoli for a VARIANCE and
 SPECIAL USE PERMIT of the
 regulations of the Zoning Ordinance,
 to permit the construction of a multi-
 family 60 unit dwelling complex on
 4.14 acres of property being a
 VARIANCE and SPECIAL USE
 PERMIT of Sections 48-9, 48-10,
 and 48-21 for property situated as
 follows:
 Bounded on North by Windsor
 Building Supplies, Bounded on South
 by Kingswood Condominium
 Complex, Bounded on East by Forge
 Hill Gardens, Bounded on West by
 Vails Gate Fire House being Lot No.
 65-2-29.
 SAID HEARING will take place on
 the 27th day of March, 1978, at the
 New Windsor Town Hall, 355 Union
 Avenue, New Windsor, N.Y. begin-
 ning at 8 o'clock P.M.
MARK STORTECKY
 Chairman
Patricia Razansky
 Secretary
 Mar. 18

**State of New York
 County of Orange, ss:**

Olga Trachewsky , being duly sworn deposes and
 says that he is Principal Clerk
 of Newburgh-
 Beacon News Co., Inc., Publisher of The Evening News,
 a daily newspaper published and of general circulation in
 the Counties of Orange and Dutchess, and that the notice
 of which the annexed is a true copy was published
 One Time
 in said newspaper, commencing on the 18th day of
 March A.D., 19⁷⁸ , and ending on
 the 18th day of March A.D., 19⁷⁸

Subscribed and sworn to before me this
 18th day of March 19⁷⁸

Olga Trachewsky
Patricia M. Harrison

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19⁷⁹.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of

HAROLD ADAMS/JOHN BERTOLI

DECISION DENYING
USE VARIANCE

Application #78-9.
-----X

WHEREAS, HAROLD ADAMS of Windsor Highway, Town of New Windsor, New York, and JOHN BERTOLI of 27 Orient Way, Rutherford, New Jersey, 07070, have made application for a use variance to permit construction of a 60 unit dwelling complex on 4.14 acres of property located to the rear of Windsor Building Supplies in the Town of New Windsor; and

WHEREAS, a public hearing was held on the 27th day of March, 1978 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants were represented by Daniel J. Bloom, Esq. of Bloom & Bloom, P. O.Box 477, Vails Gate, N. Y. 12584; and

WHEREAS, the application was opposed by approximately 30 spectators who attended the public hearing and were represented by Raymond H. Bradford, Esq., who spoke in their behalf. All of the spectators were residents of the Kingswood Gardens Condominium project which adjoins the proposed use variance. Opposition was based upon the increased congestion in traffic; the increased noise and the alteration of the essential character of the neighborhood as rural/suburban.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter;

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence shows that the application was presented by Mr.

Page 2

Bertoli who had not yet purchased the property but who is contemplating purchase of the property. Further, the evidence shows that Mr. Bertoli was purchasing the property for the purpose of putting in the proposed apartment complex, a prohibited use, and knew that that use was prohibited by the zoning code.

3. There was insufficient evidence to show that the plight of the applicant was due to unique circumstances and not to general conditions suffered by other persons within the zone.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The hardship of the applicant has not been shown to be due to unique circumstances and not general conditions.

2. The hardship to the applicant, if any, is a self-created hardship.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor denies the use variance as applied for by ADAMS/BERTOLI.

BE IT FURTHER RESOLVED,

That the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and attorney for the applicants.

Dated: May 8, 1978.

S/ Richard Fenwick
Acting Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-9.
(Number)

March 21, 1978
(Date)

I. Applicant information:

- HAROLD ADAMS
(a) Windsor Highway
New Windsor, N.Y. 12550 (914) 561-9588
(Name, address and phone of Applicant)
JOHN BERTOLI
(b) 27 Orient Way
Rutherford, New Jersey 07070 (201) 935-1050
(Name, address and phone of purchaser or lessee)
DANIEL J. BLOOM & PETER E. BLOOM, ESQS.
Rte. 94, P.O. Box 477
(c) Vails Gate, New York 12584 (914) 561-6920
(Name, address and phone of attorney)
(d) None
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
☐ Area variance
☐ Sign variance
☐ Special permit

III. Property information:

- (a) R-4 Windsor Highway
New Windsor, N.Y. 65 2 29 4.14 acres
(Zone) (Address) (M B L) (Lot size)
(b) What other zones lie within 500 ft.? commercial
(c) Is a pending sale or lease subject to ZBA approval of
this application? yes
(d) When was property purchased by present owner? _____
(e) Has property been subdivided previously? _____ When? _____
(f) Has property been subject of variance or special permit
previously? _____ When? _____
(g) Has an order-to-remedy violation been issued against the property by
the Zoning Inspector? No. If so, when _____
(h) Is there any outside storage at the property now or is any proposed?

78-9.
(Number)

March 21, 1978
(Date)

I. Applicant information:

- HAROLD ADAMS
Windsor Highway
(a) New Windsor, N.Y. 12550 (914) 561-9588
(Name, address and phone of Applicant)
JOHN BERTOLI
27 Orient Way
(b) Rutherford, New Jersey 07070 (201) 935-1050
(Name, address and phone of purchaser or lessee)
DANIEL J. BLOOM & PETER E. BLOOM, ESQS.
Rte. 94, P.O. Box 477
(c) Vails Gate, New York 12584 (914) 561-6920
(Name, address and phone of attorney)
(d) None
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
☐ Area variance
☐ Sign variance
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III. Property information:

- Windsor Highway
(a) R-4 New Windsor, N.Y. 65 2 29 4.14 acres
(Zone) (Address) (M B L) (Lot size)
(b) What other zones lie within 500 ft.? commercial
(c) Is a pending sale or lease subject to ZBA approval of this application? yes
(d) When was property purchased by present owner? _____
(e) Has property been subdivided previously? _____ When? _____
(f) Has property been subject of variance or special permit previously? _____ When? _____
(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
(h) Is there any outside storage at the property now or is any proposed? Describe in detail. No

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-8-10, Table FR&R-1-5, Column A, to allow

Construction of 60 unit dwelling complex on 4.14 acres
(Describe proposed use)
of property.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
1. Due to unusual configuration of the subject parcel, with its great depth and distance from Windsor Highway and stream of water, running through it, the outlying parcels were sold off leaving the instant 4.14 acre parcel.
 2. The existing commercial buildings located on the highway could not be located on the instant parcel due to the great drop in elevation.
 3. Property was originally zoned light commercial and is now residential with little value as such.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(Describe proposed use)
of property.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
1. Due to unusual configuration of the subject parcel, with its great depth and distance from Windsor Highway and stream of water, running through it, the outlying parcels were sold off leaving the instant 4.14 acre parcel.
 2. The existing commercial buildings located on the highway could not be located on the instant parcel due to the great drop in elevation.
 3. Property was originally zoned light commercial and is now residential with little value as such.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a
variance, and set forth your reasons for requiring
extra or oversize signs.

(c) What is total area in square feet of all signs on premises including
signs on windows, face of building, and free-standing signs?

☒ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section 48-8-10, Table FP-R-1-5, Column A.

(b) Describe in detail the use and structures proposed for the special permit.

60 unit dwelling complex

10 dwelling units on each floor

66 bedrooms

60 baths

61 toilets

oil operated heating plant (circulating hot water)

☒ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The subject complex will be adequately fenced; the

driving and parking areas paved; sidewalks constructed,

barricades erected to block thru-traffic or parking in

exits and landscaping in detail.

☒ IX. Attachments required:

 Copy of letter of referral from Building and Zoning Inspector.

 X Copy of contract of sale, lease or franchise agreement.

 X Copy of tax map showing adjacent properties

 X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

 Copy(ies) of sign(s) with dimensions.

 X Check in amount of \$ 50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

- (b) Describe in detail the use and structures proposed for the special permit.

60 unit dwelling complex

10 dwelling units on each floor

66 bedrooms

60 baths

61 toilets

oil operated heating plant (circulating hot water)



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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 Copy(ies) of sign(s) with dimensions.

 X Check in amount of \$ 50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

 Other

(Official Use Only)

X. AFFIDAVIT.

Date March 21, 1978

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)


The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant) **John Bertoli**

Sworn to before me this

21st day of March, , 1978..

Carol A. Lynn
Carol A. Lynn-Notary Public
State of N.Y.-County of Orange
My Commission expires 3/30/80



John Bertoli - as attorney-in-fact for
Harold Adams

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

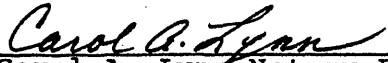
) SS.:
COUNTY OF ORANGE)


The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant) John Bertoli

Sworn to before me this

21st day of March, , 1978..


Carol A. Lynn-Notary Public
State of N.Y.-County of Orange
My Commission expires 3/30/80


John Bertoli - as attorney-in-fact for
Harold Adams

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

Please publish on March 18, 1978. Send bill to Daniel J. Bloom, Esq.
P. O. Box 477
Vails Gate, N. Y. 12584
PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a Public Hearing
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 9

Request of Harold Adams and John Bertoli

for a VARIANCE ~~and SPECIAL USE PERMIT~~ of
the regulations of the Zoning Ordinance, to permit

the construction of a multi-family 60 unit
dwelling complex on 4.14 acres of property

being a VARIANCE and SPECIAL USE PERMIT of

Section s 48-8, 48-9, 48-10, and 48-21F

for property situated as follows:

Bounded on North by Windsor Building Supplies

Bounded on South by Kingswood Condominium Complex

Bounded on East by Forge Hill Gardens

Bounded on West by Vails Gate Fire House being Lot #65-2-29
SAID HEARING will take place on the 27th day of March, 1978,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8 o'clock P. M.

Chairman Mark Stortecky

By: Patricia Razansky, Secretary

30 names -
(objection)

3/27/79 Public Hearing - Adams/Bertoli - 8:15 p.m.

Name:	Address:	objection
John and Lucille Z. Alsfeld	33 Kingswood Gardens	
Joseph and Belle Kerson	36 Kingswood Gardens	
Bertrude J. Inge Farland ^{owner}	70 Kingswood Gardens	object
Ann M. Salvaggio	101 Kingswood Gardens	object
Ida Amen	41 Kingswood Garden	object
Anthony Amen	41 Kingswood Garden	object
Thomas D'Angelo	82 Kingswood Garden	object
Anthony Valenti	32 Kingswood Idus.	object
Edward Ptorkik	59 Kingswood Gardens	object
Henry J. Abruzzo	74 Kingswood Gardens	object
Patrick F. Manfredi	72 Kingswood Gardens	object
Coh. Louis A. Noh ^{FO}	USA - RET	OBJECT
Mrs. Gene Z. Snee	77 Kingswood Gardens	object
Mrs. Leda LeCrane	67 " "	object
Mannie Levy	48 Kingswood Gardens	object
Alain LeCrane	67 Kingswood ^{CRS}	object
Margaret Gaulacher	107 Kingswood	object
Daniel Cunnans	3 Kingswood Gden.	object
Rae Cantone	90 Kingswood Gden.	"
Phil Cantone	66 Kingswood Gden.	"
Ruth Neuman	60 Kingswood Garden	"
Dorothy Lewni	47	"
Ethel Salaskey	48 Kingswood Gardens	object
E. D.D.	17 " "	"

30 names -
(objections)

3/27/79 Public Hearing - Adams/Bertoli - 8:15 p.m.

Name:	Address:	Use object!
John and Lucille Z. Alfeld	33 Kingswood Gardens	object
Joseph and Belle Kerson	36 Kingswood Gardens	object
Bertrude J. Inge Farland ^{owner}	70 Kingswood Gardens	object
Ann M. Salvaggio	101 Kingswood Gardens	object
Ida Amen	41 Kingswood Garden	object
Anthony Amen	41 Kingswood Garden	object
Thomas D'Angelo	82 Kingswood Garden	object
Anthony Valenti	32 Kingswood Gardens	object
Edward Piotrk	59 Kingswood Gardens	object
Henry J. Ahrens	74 Kingswood Gardens	object
Patrick F. Manfredi	72 Kingswood Gardens	object
Coh. Louis A. Noh Fo, USA-RET		OBJECT
Mrs Fernie Z. Noep	77 Kingswood Gardens	object
Mrs Lida Le Brann	67 " "	object
Mannie Levy	48 Kingswood Gardens	object
Alain Le Brann	67 Kingswood Cms	object
Margaret Gaulacher	107 Kingswood	object
Daniel Cunnans	3 Kingswood Gardens	object
Rae Cantone	90 Kingswood Gardens	"
Phil Cantone	66 Kingswood Gardens	"
Ruth Neuman	60 Kingswood Garden	"
Dorothy Lewni	47 "	"
Ethel Istorsky	40 Kingswood Gardens	object
Edna R. Learney	12 Kingswood Gardens	object
Mrs. Mrs. N. Wasilewski	9 Kingswood Rd.	object
Berpesime Seleson	14 Kingswood Gens	object
Charles Seleson	14 Kingswood Rd	Object

AFFIDAVIT OF SERVICE BY MAIL

STATE OF NEW YORK)
 : ss.:
COUNTY OF ORANGE)

BETTY B. MANS, being sworn, says: I am not a party to the action, am over 18 years of age and reside at 16 Tamara Lane, Cornwall, New York:

On March 17, 1978, I served a true copy of the "Public Notice of Hearing before the Zoning Board of Appeals of the Town of New Windsor" (a copy of which is annexed hereto) to the ✓ Orange County Planning Department, Orange County Government Center, Goshen, New York 10924; and to the property owners named on the list annexed hereto, by mailing the same, certified mail, return receipt requested, in a sealed envelope, with postage prepaid thereon, in a post-office of the U.S. Postal Service within the State of New York, addressed to the last-known address of the addresses of said property owners.

Betty B. Mans
Betty B. Mans

Sworn to before me this
17th day of March, 1978.

Carol A. Lynn

CAROL A. LYNN
Notary Public, State of New York
Residing in Orange County
Commission expires March 30, 1980

LAW OFFICES
Daniel J. Bloom
Peter F. Bloom
ROUTE 94 POST OFFICE BOX 477
VALE GATE, NEW YORK 12584



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Elmer E. Wynn~~
555 Union Avenue
New Windsor, New York 12550
(914) 505-8808

1763

✓ Jones, Donald L. & Clare L.
7 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Fredericks, Gladys
8 Kingswood Gardens
New Windsor, N.Y. 12550

*no green
cust?* ✓ Cennamo, Daniel & Virginia
3 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Lee, William A. & Cheryl Ann
23 Firth Street
Cornwall, N.Y. 12518

*no green
cust* ✓ Meyerhoff, Herman & Helen
4F Putnam Green
Greenwich, Conn. 06830

✓ Cardullo, Frank
2 Dorothy Court
Farmingdale, N.Y. 11735

✓ D Ambrosio, Sylvia
15 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Falcone, Joseph; Hopper, Cecelia
Falcone, Cecelia
6 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Rader, Al & Jean
18 Kingswood Gardens
New Windsor, N. Y. 12550

*no green
cust* ✓ Kemble, John & Betty
17 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Leamey, Edna
12 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Wasilewski, Nicholas & Rose
9 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Falcone, Lena
10 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Selemon, Charles N. & Berndine
14 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Smith, Charles & Edna
15 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Robinson, Leonard & Frances K.
112 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Stauch, Henry & Helen
113 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Mullin, Ambrose L. & Helen S.
108 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Wack, Fayola
109 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Titor, Martha
106 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Laubscher, Margaret C.
108 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Gagliardi, Paul & Lois
110 Kingswood Gardens
New Windsor, N.Y. 12550

22



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Thomas D. Angelo~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- | | |
|--|---|
| ✓ Perebenda, Olga
165 Parsonage Hill Rd.
Short Hills, N.J. 07078 | ✓ Cashen, Virginia
83 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Cammarata, Biagio & Grace
104 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Nelson, Bessie
86 Kingswood Gardens
New Windsor, n.Y. 12550 |
| ✓ Lewis, Harry A. & Rosalie A.
105 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Keats, Marguarite
87 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Salvaggio, Edward N. & Ann M.
101 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Diaz, Mary L.
92 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ De Crosta, Liberato & Isabelle
98 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Katz, Herman & Mildred
93 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Cimorelli, Marie A.
102 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Cantone, Rae L. - <i>no green card</i>
90 Kingswood Gardens
New Windsor, N/Y. 12550 |
| ✓ Leghorn, William F. & Muriel E.
88 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Pope, Edward & Virginia
91 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Gambetta, August & Ida
89 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Kelly Agnes
94 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Hanrahan, Joseph & Emma
84 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Keller, Charles & Mae
95 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ Van Leuven, Dorothy
85 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Manfredi, Patrick F. & Estelle
72 Kingswood Gardens
New Windsor, N.Y. 12550 |
| ✓ D'Angelo, Thomas D. & Vincenza
82 Kingswood Gardens
New Windsor, N.Y. 12550 | ✓ Traub, Lawrence & Rose
73 Kingswood Gardens
New Windsor, N.Y. 12550 |
| | ✓ Pilat, Harry & Frances
68 Kingswood Gardens
New Windsor, N.Y. 12550 |

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1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Ellen P. West~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Cook, Joseph & Catherine
69 Kingswood Gardens
New Windsor, n.Y. 12550

no man
✓ Cennamo, Felice
66 Kingswood Gardens
New Windsor, N.Y. 12550

✓ LeCrann, Alain & Leda C.
74 Kingswood Gardens
New Windsor, N.Y. 12550

✓ MacFarland, Gertrude
70 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Ray, Marie K.
71 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Karp, Ronald A. & Rochelle
80 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Conklin, Jennie M.
81 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Lease, Raphael J.
71 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Nolfo, Louis A. & Elsie B.
P.O. Box 523
Vails Gate, N.Y. 12584

✓ Abruzzo, Henry J. & Aimee
74 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Snyder, Wm. H. & Hilda C.
75 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Cummings, Thomas & Grace
78 Kingswood Gardens
New Windsor, n.Y. 12550

✓ Barbieri, Gerard & Agnes C.
79 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Lenahan, Hugh & Margaret
56 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Flint, Rose L.
57 Kingswood Gardens
New Windsor, N.Y. 12550

✓ De Crosta, Anthony & Gloria
52 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Bates, Rev. Carroll & Constance
53 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Gibney, Mary
50 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Knapp, Harry & Von Hahsel, Joyce
54 Kingswood Gardens
New Windsor, N.Y. 12550
Address
Unknown

✓ Konner, Harry & Rose
64 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Whalen, Anna Lee
65 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Newman, Ruth
60 Kingswood Gardens
New Windsor, N.Y. 12550

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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~XXXXXXXXXX~~
555 Union Avenue
New Windsor, New York 12550
(914) 505-8808

1763

✓ Duff, Michael Inc.
14 Seabro Avenue
No. Amityville, N.Y. 11701

✓ Ruggiero, Josephine
58 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Strokirk, Edward & Jennie
59 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Messina, Nancy
62 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Negus, George W. & Edna F.
63 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Salonsky, Ethel
40 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Amen, Anthony & Ida
30 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Kirson, Joseph & Belle
36 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Saeer, Leonard R. & Alice C.
31 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Vasilis, Michael P. & Marie C.
34 Kingswood Gardens
New Windsor, N.Y. 12550

Not claimed
Time
Expired

✓ Eller, Helen
1400 Main St.
New Windsor, N.Y. 12550

✓ Attanasio, Jeanne O. *no record?*
38 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Levy, Mannie & Diana
48 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Ibric, Laura Address Unknown
34-41 78th St. Apt. 6D
Jackson Heights N.Y. 11372

✓ Levine, Michael & Elizabeth L.
45 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Smith, Louise
42 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Dykes, William M. & Eunice
43 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Leonardi, Angelo & Gerdi
46 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Levine, Abraham & Dorothy
47 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Valenti, Anthony A. & Marie A.
32 Kingswood Gardens
New Windsor, N.Y. 12550

✓ Alfelfeld, John J. & Linda M.
Kingswood Gardens
Windsor, N.Y. 12550

✓ Magliaro, Alfred & Rosalia
Kingswood Grdns.
New Windsor, N.Y. 12550

TOWN OF NEW WINDSOR



1763

Chairman
~~XXXXXXXXXX~~
 555 Union Avenue
 New Windsor, New York 12550
 (914) 565-8808

✓ Jesse, Earl & Hazel V.
 6 Cannon Drive
 New Windsor, N.Y. 12550

✓ Maiorino, Lillian
 23 Kingswood Gardens
 New Windsor, N.Y. 12550

never
 claimed +
 time expired

✓ Coviello, Alex & Genevieve
 26 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Marshall, William & Blanche
 P.O. Box 33
 Vails Gate, N.Y. 12584

✓ Abruzzo, Anna
 27 Kingswood Gardens
 New Windsor, N.Y. 12550

✗ ✓ Mungo, Samuel & Grace
 Vails Gate, N.Y. 12584

✓ Christie, Anthony & Catherine
 30 Kingswood Gardens
 New Windsor, N.Y. 12550

Address
 Unknown
 Not forwarded

✓ Sinisgalli, Anthony J. & Mary A.
 Route 94
 Vails Gate, N.Y. 12584

✓ Buckley, Jeremiah & Matilda
 24 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Knox Village Inc.
 2375 Hudson Terrace
 Fort Lee, N.J. 07024

never claimed
 time expired

✓ Schade, Otto & Martha
 81 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Golden Area Shopping Center
 176 North Main Street
 Florida, N.Y. 10920

✓ Di Pino, Gennaro & Berean, Laurine
 20 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Windsor Building Supplies Co.
 P.O. Box 27
 Newburgh, N.Y. 12550

✓ McCracken, William & Anna
 21 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Kropski, Walter
 P.O. Box 731
 Monroe, N.Y. 10950

✓ Lo Presti, Emil & Rose
 18 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Haynes Quenoe Realty Corp.
 C/O Foodmaker Inc. Jack #2304
 P.O. Box 783
 San Diego, California 92112

Not claimed
 time expired

✓ Wolpe, Judel & Miriam
 19 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Forge Hill Associates
 81 Nottingham Drive
 Watchung, N.J. 07060

✓ Thompson, Albert & Helen
 22 Kingswood Gardens
 New Windsor, N.Y. 12550

✓ Mistrille, Peter & Antonetta
 70 Continental Drive
 New Windsor, N.Y. 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

~~XXXXXXXXXXXX~~ Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Simonson, Ralph A. & Rose J.
72 Continental Drive
New Windsor, N.Y. 12550

✓ Spreer, Edward F. & Linda
74 Continental Drive
New Windsor, N.Y. 12550

✓ Ercole, Christopher
✓ Schmidt, Barbara
76 Continental Drive
New Windsor, N.Y. 12550

✓ East, Donald L. & Nancie F.
78 Continental drive
New Windsor, N.Y. 12550

Respectfully submitted

JOSEPH G. PARISI
Sole Assessor
Town of New Windsor, N.Y.

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COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

MAR 27 1978

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

March 23, 1978

Mr. Theodore Jargstorff, Chairman
Town of New Windsor Zoning Board
of Appeals
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Variance - Adams & Bertoli
Route 32
Our File No.: NWT-78-6-M

Dear Mr. Jargstorff:

This office, pursuant to the provisions of Section 239, l and m, Article 12-B of the General Municipal Law of the State of New York, has reviewed the above variance application.

We hereby return the matter for final local determination; however, the Zoning Board's decision should be based upon specific findings as alluded to in Section 8.2.2 of the Town's Zoning Local Law.

Very truly yours,

Peter Garrison
Commissioner of Planning

PG/jm

DELIVERED BY HAND

LAW OFFICES

Daniel J. Bloom
Peter E. Bloom

8/26/82 8:00 AM

March 22, 1978

ROUTE 94 POST OFFICE BOX 477
(AT THE PROFESSIONAL CIRCLE)
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

Mrs. Patricia Razansky, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

RE: Application for Variance of Harold Adams and John Bertoli
Our File No. 3333
New Windsor Zoning Board of Appeals Application No. 78-9

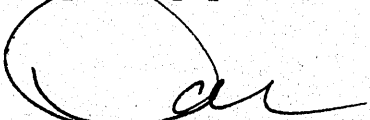
Dear Pat:

Enclosed herewith and presented by hand please find an original plus two copies of proposed Application for Variance and Special Permit in the above matter.

Also enclosed please find our check No. 8202 payable to your order in the amount of \$50 to cover the filing fee.

Thank you for your cooperation.

Very truly yours,



DANIEL J. BLOOM

DJB/cal
Encs.

CERTIFIED MAIL, RETURN RECEIPT REQUESTED ✓

LAW OFFICES

Daniel J. Bloom
Peter E. Bloom

March 22, 1978

ROUTE 94 POST OFFICE BOX 477
(AT THE PROFESSIONAL CIRCLE)
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

Orange County Planning Department
124 Main Street
Goshen, New York 10924

RE: Application for Variance of Harold Adams and John Bertoli
Our File No. 3333
New Windsor Zoning Board of Appeal Application No. 78-9

Dear Sir:

Enclosed herewith please find copy of proposed Application for Variance and Special Permit in the above-referenced matter.

The subject public hearing is scheduled to be held before the New Windsor Zoning Board of Appeals on March 27, 1978, at 8:00 p.m.

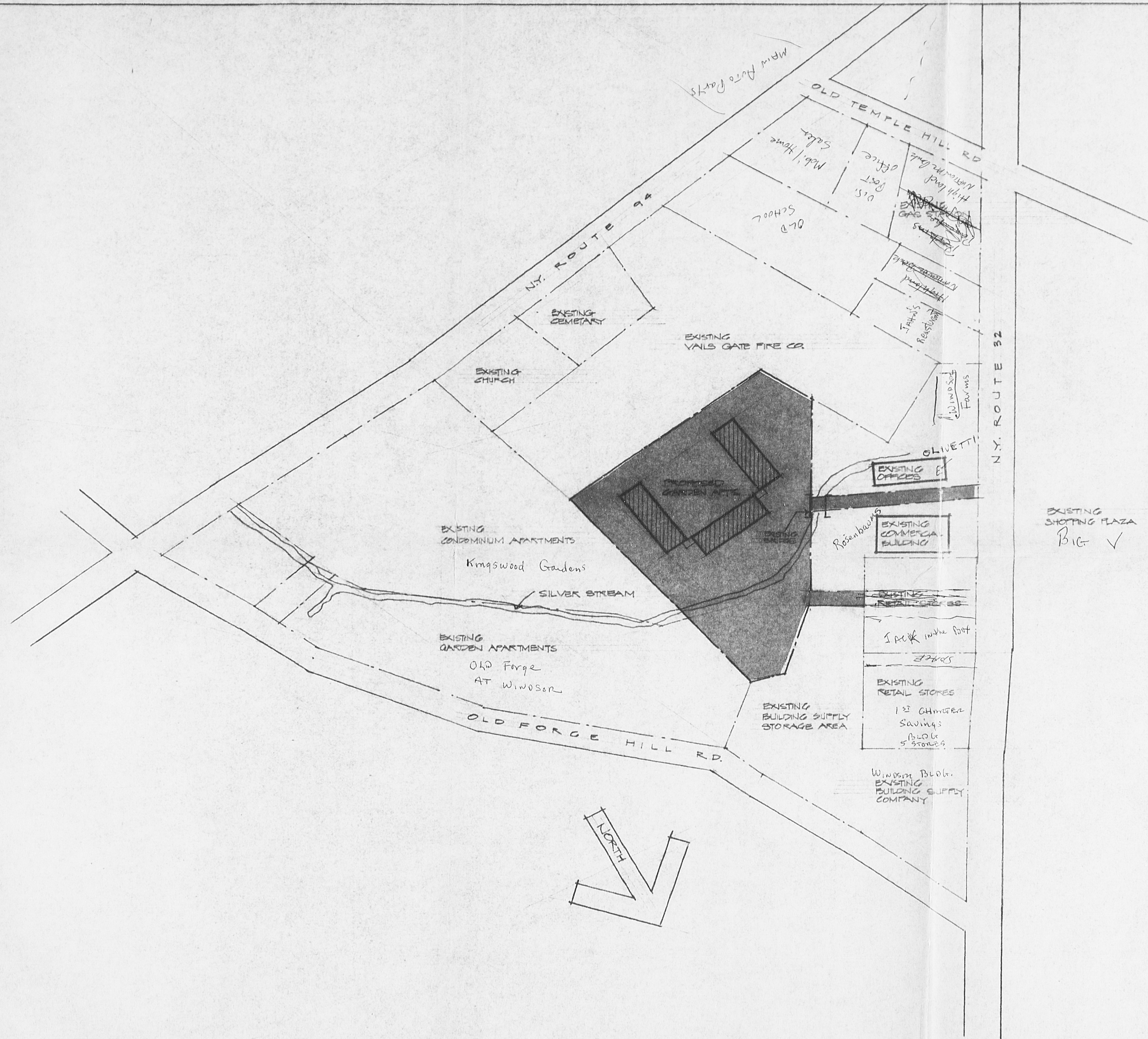
Your anticipated prompt attention to this matter will be greatly appreciated.

Very truly yours,


DANIEL J. BLOOM

DJB/cal
Enc.

cc: Mrs. Patricia Razansky, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550



ROBERT SILVERMAN AIA
ARCHITECT
NY REG. 013087

PROPOSED GARDEN APT. COMPLEX
ROUTE NY 32
NEW WINDSOR, NY

